

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: July 15, 2021

SUBJECT: Planning & Zoning Commission meeting—July 20, 2021

The Planning and Zoning Commission will hold a meeting on July 20, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Jul 20, 2021 7:30 PM - 10:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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This meeting might be broadcast live on TV79.

## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 20, 2021

7:30 P.M.

via GoToMeeting

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### **PUBLIC HEARING**

**Special Permit Application #293-A, Ethos Wellness, LLC, 679-685 Boston Post Road.** Proposal to establish a health spa, including massage therapy, cryotherapy, infrared sauna and meditation chamber. The .4385+/- acre subject property is located on the north side of Boston Post Road approximately 400 feet east of its intersection with Academy Street, and is shown on Assessor's Map #16 as Lots #63 in the Designed Business (DB) Zone.

**Special Permit Application #264-B/Site Plan, Baywater 1025 BPR, LLC, Crepes Chouquette, 1025-1029 Boston Post Road.** Proposal to establish a Quick Service Restaurant with associated retail sales and outdoor dining at the existing space at 1025-1029 Boston Post Road, formerly occupied by Warm New York, and prior to that, Kirby & Company. The 0.08+/- acre subject property is located on the west side of Boston Post Road approximately 30 feet northeast of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #13 in the CBD Zone.

**Special Permit Application #302-A, Baywater CFW, LLC, Compass Real Estate, 15 Corbin Drive.** Proposal to establish a real estate office within the new building to be constructed at 15 Corbin Drive (Building H on the approved plans for the Corbin project). The 0.191+/- acre subject property is located on the north side of Corbin Drive approximately 300 feet south/east of its intersection with Boston Post Road, and is shown on Assessor's Map #72 as Lot #25 in the Central Business District-Corbin Subarea (CBD-CS) Zone.

**Special Permit Application #321, Baywater 1090 BPR, LLC / Compass Real Estate, 1090 Boston Post Road.** Proposal to temporarily establish a real estate office within the existing space at 1090 Boston Post Road, formerly occupied by Coco and Lala, and prior to that, Double Exposure. The 0.191+/- acre subject property is located on the south/east side of Boston Post Road approximately 210 feet west of its intersection with Corbin Drive, and is shown on Assessor's Map #72 as Lot #21 in the Central Business District (CBD) Zone.

### **GENERAL MEETING**

**Amendment of Site Plan Application #306/Special Permit, The Mather Homestead Foundation, LLC.** Request to modify Special Permit on a one-time/single-day basis to permit 300+ attendees, food sales, and a modified parking plan for a Darien Bicentennial event.

**Proposed Lot Line Revision for Great Island Road and Coon Point Road Properties of Steinkraus and Zeigler.** Request to revise lot line.

Deliberations and possible decisions regarding:

**Special Permit Application #4-B / Site Plan, Piedmont Associates, Inc., Piedmont Club, 152 Hecker Avenue.** Proposal to install a 12' x 70' bocce court on the south side of the property and to replace existing landscaping in the buffer areas along the shared property lines to the south and east.

**Land Filling & Regrading Application #508, Town of Darien, 30 Edgerton Street (aka 204 Hollow Tree Ridge Road).** Proposal to level off the former Darien Senior Center site, including filling and grading; removal of paved surfaces and establishment of grass areas; and to perform related site development activities.

**Proposed Amendments to Darien Zoning Regulations (COZR #2-2021) put forth by Jeffery Brown, 26 Peach Hill Road.** Proposal to amend Sections 331 and 405 of the Darien Zoning Regulations to allow temporary owner occupancy of an existing single-family dwelling, as an accessory dwelling unit, on lots greater than or equal to 0.5 acres, while a new replacement single-family dwelling is being constructed on the same lot. Applications would be subject to Special Permit Review by the Commission and would be required to conform with standards established to protect the health and welfare of occupants and the immediately surrounding neighborhood. *HEARING CLOSED: 5/25/2021. DECISION DEADLINE: 7/29/2021.*

Deliberations ONLY regarding:

**Special Permit Application #320, Jeffery Brown, 26 Peach Hill Road.** Request to allow continued, temporary owner occupancy of the existing single-family dwelling on the subject property, as an accessory dwelling unit, in conformance with Sections 331, 405, and 1000 of the Darien Zoning Regulations, while a new replacement single-family dwelling is being constructed on the same lot. *HEARING CLOSED: 5/25/2021. DECISION DEADLINE: 7/29/2021.*

**Coastal Site Plan Review #357, Flood Damage Prevention Application #408, Land Filling & Regrading Application #505, George & Kelly Whitridge, 29 Tokeneke Trail.** Proposal to raze the existing residence, remove the existing tennis court, and construct a new single-family residence with a new driveway and parking areas, pool and terrace/patio areas, and installation of stormwater management and a new subsurface sewage disposal system, and to perform related site development activities within regulated areas.

**Subdivision Application #629, Thomas, 130 Leroy Avenue.**  
Request for extension of time to demolish residence and file mylar.

**Chairman's Report**

**Discussion of Parking for multi-family housing and opt-out procedure, ADUs and Marijuana.**

**Approval of Minutes**  
May 25, 2021

**Any Other Business (requires two-thirds vote of Commission)**

**NOTE: Next upcoming Meeting—July 27, 2021**

**ADJOURN.**